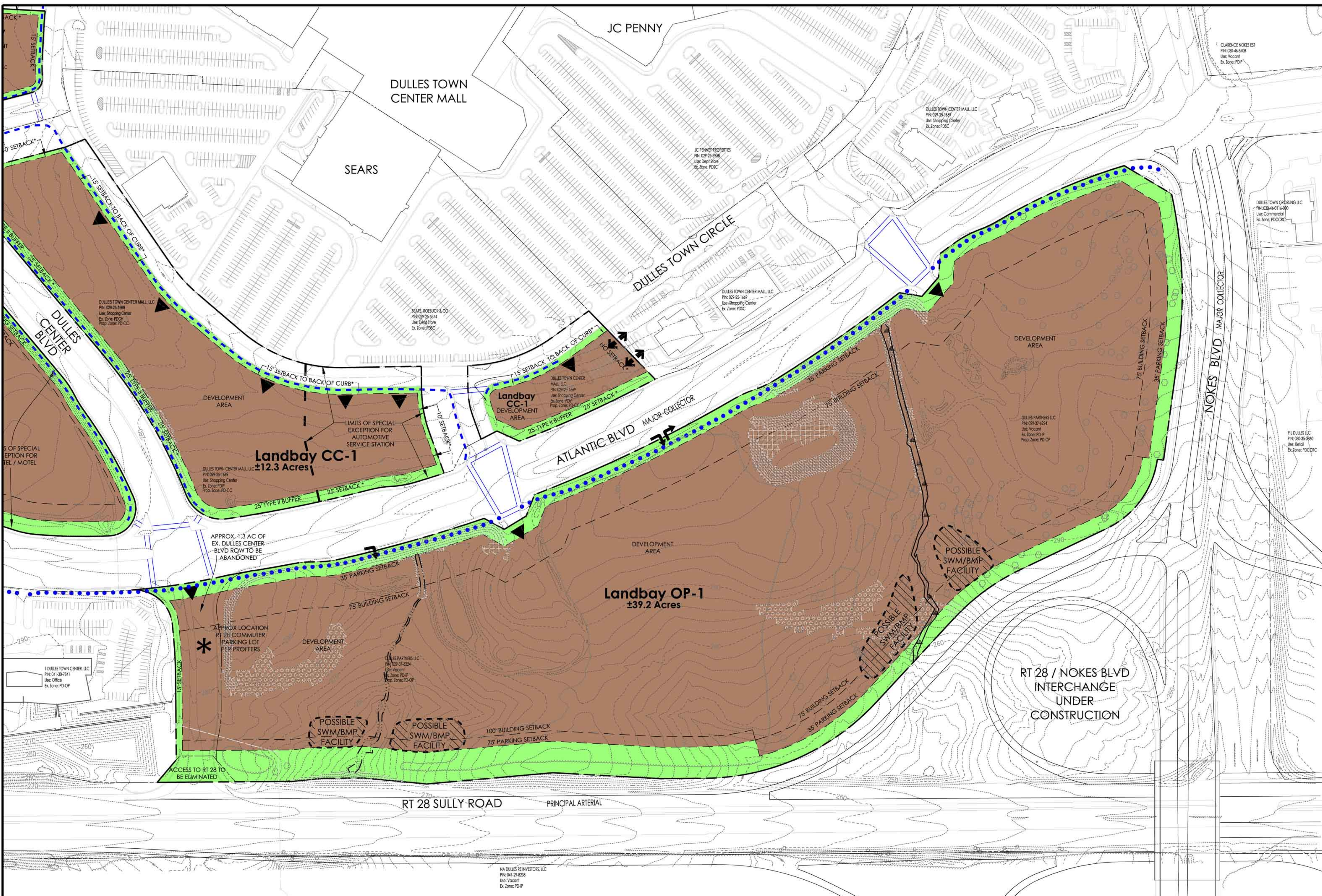


Plotted: Aug 12, 2009 at 11:36am
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LERNER ENTERPRISES

ReedSmith

CMSS

LEGEND

DEVELOPMENT AREA

OPEN SPACE AREA

TREE CONSERVATION AREA

MAJOR TRAVELWAY

APPROXIMATE LOCATION FULL ACCESS POINT

APPROXIMATE LOCATION RIGHT IN/RIGHT OUT ACCESS

MIN 5' SIDEWALK

8' ASPHALT TRAIL

APPROXIMATE LOCATION RT 28 COMMUTER PARKING LOT

MODIFIED SETBACK REFER TO SHEET 12

APPROXIMATE LOCATION MODERATELY STEEP SLOPES

APPROXIMATE MANMADE MODERATELY STEEP SLOPES

APPROXIMATE MANMADE VERY STEEP SLOPES

NOTES

1) REFER TO THE DULLES TOWN CENTER DESIGN GUIDELINES FOR ADDITIONAL DESIGN CRITERIA.

2) FOR A DESCRIPTION OF ZONING AND DEVELOPMENT REQUIREMENTS REFER TO THE ZONING REGULATIONS AND TABULATIONS SHEET.

3) FOR A POTENTIAL SITE LAYOUT REFER TO THE ILLUSTRATIVE PLAN.

4) POTENTIAL SWM/BMP LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.

5) ALL PRIVATE TRAVELWAYS, ACCESS POINTS, SIDEWALKS, AND BUILDINGS DEPICTED ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN & ENGINEERING.

6) BUILDINGS WITHIN LANDBAY CC-1 WILL BE DESIGNED TO HAVE SIDE AND REAR FACADES THAT ARE SUBSTANTIALLY CONSISTENT IN DETAIL WITH THE PRIMARY BUILDING FACADE.

Dewberry
Dewberry & Davis LLC
1503 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
Phone 703.771.8004 Metro 703.778.1335 Fax 703.771.4091
www.dewberry.com

CONCEPT DEVELOPMENT PLAN

PARCEL DESCRIPTION	PLAN
PIN 029-37-4224 : 180/111/1021	PIN 028-15-4517 : 180/34/111/1
PIN 029-47-1839 : 180/723/11/BSJ	PIN 041-40-8718 : 180/34/11/121
PIN 029-35-5034 : 180/723/11/181	PIN 029-45-5022 : 180/34/11/151
PIN 029-25-1489 : 180/111/1971	PIN 029-25-1489 : 180/111/1971

PROPERTY OWNER
DTIC PARTNERS, LLC & DULLES TOWN CENTER MALL, LLC

NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORPORATION

REZONING AMENDMENT
DULLES TOWN CENTER
ZMAP 2007-0001
POTOMAC ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

DATE	NOTE	REVISION
3-06-07	Per LC Comments Dated 2-20-07	Z/H
7-23-08	Per LC Comments Dated 6-12-07	Z/H
3-13-09	Per LC Comments Dated 1-15-09	Z/H
8-10-09	Per LC Comments Dated 7-06-09	Z/H

DRAWN BY: Z/H
CHECKED BY: WEF
DATE: 1-17-07
SCALE: 1" = 100'

SHEET 7 OF 18
FILE NO. RZ-110-LC

TAX MAP & PARCEL(s): /80/102, PIN 029-37-6224; /80/23/83, PIN 029-47-1839; /80/197, PIN 029-25-1669; /80/23/181, PIN 029-35-5034; /80/36/11, PIN 028-15-4517; /80/36/2, PIN 041-40-8718; /80/36/3, PIN 029-45-5622.

TOTAL PROPOSED RESIDENTIAL DU'S: 1,230 DU'S
TOTAL PROPOSED NON-RESIDENTIAL: 5,775,000 SF

LANDBAY OP-1.....	39.2
LANDBAY OP-2.....	68.1
LANDBAY OP-3.....	7.8
LANDBAY TC-1.....	26.4
LANDBAY TC-2.....	30.1
LANDBAY TC-3.....	16.5
LANDBAY CC-1.....	12.3
TOTAL ACREAGE.....	200.4 ACRES

NOTES:

1) REQUIREMENTS SHOWN WITH ASTERISK (*) DENOTE MODIFICATIONS REQUESTED ON SHEET 12.

2) THE ZONING ORDINANCE REGULATIONS REFERENCED ON THIS SHEET ARE FROM THE REVISED 1993 LOUDON COUNTY ZONING ORDINANCE EFFECTIVE ON DECEMBER 3, 2007.

- (A) Convenience food stores shall be located on lots of 50,000 square feet or greater
- (B) If a convenience food store is located at the intersection of two streets, the lot must have at least 200 feet of frontage on each street.
- (C) Any convenience food store located within 200 feet of a residentially zoned, used, and/or planned district or land bay must provide an acoustical barrier, such as landscaping, berms, fences and/or walls, to attenuate noise to levels as required by Section 5-1507.

(A) Locational Criteria

- (1) Hotel/Motel shall be located on, or with ready access to, collector or arterial roads.
- (2) Hotel/Motel buildings and uses shall not be located in environmentally critical or sensitive areas as defined by the Comprehensive Plan.

(B) Site Development Criteria

- (1) Hotel/Motel uses shall be served by a public water and sewerage disposal system.
- ★ (2) Hotel/Motel uses shall be separated from agricultural, residential, or institutional uses by a landscape buffer with a minimum width of 100 feet, or the minimum width required by Section 5-1400 of Revised 1993 Ordinance, whichever is greater.

NOTES:

- 1) A DENSITY CREDIT FOR THE DEDICATION OF 10,984 ACRES OF RIGHT-OF-WAY FOR THE INTERCHANGE AT NOKES BLVD AND ROUTE 28 HAS BEEN GRANTED BY THE LOUDOUN COUNTY BOARD OF SUPERVISORS
- 2) TOTAL ACREAGE OF LANDBAY OP-1 IS APPROXIMATE AND MAY CHANGE DUE TO ABANDONMENT OF DULLES CENTER BLVD R.O.W. BETWEEN ATLANTIC BLVD & ROUTE 28.
- 3) AS DEPICTED ON THE CONCEPT DEVELOPMENT PLAN, THE TOWN CENTER CORE WILL BE APPROXIMATELY 24.5 ACRES. THE TOWN CENTER FRINGE WILL BE APPROXIMATELY 48.5 ACRES.
- 4) TOTAL ACREAGES OF LANDBAYS TC-1, -2, & 3 AND THE TOWN CENTER CORE AND FRINGE ARE APPROXIMATE AND MAY CHANGE DUE TO FINAL R.O.W. LOCATION FOR REDESIGNED DULLES CENTER BLVD.
- 5) AFFORDABLE DWELLING UNITS WILL BE PROVIDED ACCORDING TO THE STANDARDS OF ARTICLE 7 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
- 6) PER SPECIAL EXCEPTION (SHEET 17), HOTEL / MOTEL USES UP TO A TOTAL OF 350,000 SF MAY BE PERMITTED WITHIN LAND BAY OP-3 AND PORTIONS OF OP-2. TOTAL DEVELOPMENT IN LAND BAY OP-3 SHALL NOT EXCEED 200,000 SF. TOTAL DEVELOPMENT IN LAND BAY OP-2 SHALL NOT EXCEED 75,000 SF.
- 7) HOTEL USES PROPOSED WITHIN THE TOWN CENTER MAY LOCATE IN EITHER LAND BAY TC-1 OR TC-2. IN NO CASE SHALL THE AMOUNT OF HOTEL USES IN THE TOWN CENTER EXCEED 350,000 SF.
- 8) MULTI-FAMILY DUS PROPOSED WITHIN TC-1 AND TC-2 MAY LOCATE IN EITHER LAND BAY TC-1 OR TC-2. A MINIMUM OF 650 DUS WILL BE BUILT WITHIN THE TOWN CENTER FRINGE. A MINIMUM OF 100 DUS WILL BE BUILT WITHIN VERTICALLY INTEGRATED BUILDING(S) WITHIN THE TOWN CENTER CORE.
- 9) UNLESS OTHERWISE MODIFIED, PARKING SHALL BE PROVIDED PER SECTION 5-1100 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PURSUE A SHARED USE AGREEMENT.

MODIFICATIONS - ZONING ORDINANCE

1) THE ZONING ORDINANCE REGULATIONS REFERENCED ON THIS SHEET ARE FROM THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE EFFECTIVE ON DECEMBER 3, 2007.

ZO Section	Zoning Ordinance Regulation	Modification
4-200	PD-CC Planned Development - Commercial Center	
4-205(C)(1)(b)	Lot Requirements: Yards: Adjacent to Roads: Community Center	
	No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than 35 feet to any road right-of-way except as provided in Section 4-206(E). No parking, outdoor storage, areas for collection of refuse, or loading spaces shall be permitted in areas between buildings and streets where such uses are visible from any road.	No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than 25 feet to any road right-of-way. No parking, outdoor storage, areas for collection of refuse, or loading spaces shall be permitted in areas between buildings and streets where such uses are visible from any road.
4-205(C)(3)	Lot Requirements: Yards: Adjacent to Other Nonresidential Districts	
	Thirty five (35) feet for buildings, parking, outdoor storage, and loading areas, except where a greater area is required by Section 5-1400.	Allow yards for buildings, parking, outdoor storage, and loading areas adjacent to other nonresidential districts to be provided as depicted on the Concept Development Plan, except where a greater area is required by Section 5-1400.
4-206(C)	Building Requirements: Building Height	
	No building in any commercial center shall exceed forty five (45) feet.	Permit a maximum building height of up to 55 feet without any additional building setbacks.
4-206(D)(2)	Building Requirements: Vehicular Access: Community Centers	
	Each commercial center shall provide convenient and coordinated vehicular access to public roadways only as follows: Community Centers, Collector Roads.	Vehicular access to the proposed PD-CC(CC) district shall be from Dulles Town Circle via Atlantic Boulevard, a major collector.
4-300	PD-OP Planned Development - Office Park	
4-306(B)	Building Requirements: Building Height	
	Forty-five (45) feet provided that a building may be erected to a maximum height of (100) feet if it is set back from streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than one (1) foot for each one (1) foot of height that it exceeds the forty-five (45) foot limit.	Permit a maximum building height of up to 175 feet within the proposed Land Bay OP-1 a maximum building height of up to 135 feet within the proposed Land Bay OP-2, and a maximum building height of up to 100 feet with Land Bay OP-3 without any additional building setbacks.
4-800	PD-TC Planned Development - Town Center	
4-802	Size, Location, and Components	
	This district, when mapped, shall be no less than thirty (30) acres nor more than sixty (60) acres in size, and shall be served by major collectors or arterials with capacity to handle the traffic generated. This district shall be located only in areas served by public water and sewer. No Town Center district shall be located within 10,000 feet of another Town Center. The Town Center district shall be divided into two parts:	Permit the size of the Town Center to increase to approximately 73 acres as shown on the Concept Development Plan. The total acreages of Landbays TC-1 & 2 are approximate and may change due to final R.O.W location for redesigned Dulles Center Blvd. Permit the Town Center district to be located within 10,000 feet of another Town Center district.
4-805(D)	Lot Requirements: Yards within the Town Center Core	
	Front: No minimum; 25 foot maximum Side: No requirement, except 15 feet minimum for a side yard of a non-residential use abutting a lot used or planned for residential purposes. Rear: No requirement, except 30 feet minimum for a rear yard of a non-residential use abutting a lot used or planned for residential purposes.	Eliminate the Side and Rear yard requirement for uses abutting a lot used or planned for residential purposes.
4-805(E)	Lot Requirements: Yards within the Town Center Fringe	
	Front: Ten(10) feet minimum; no maximum Side: No requirement, except 15 feet minimum for a side yard of a non-residential use abutting a lot used or planned for residential purposes. Rear: No requirement, except 30 feet minimum for a rear yard of a non-residential use abutting a lot used or planned for residential purposes.	Eliminate the Side yard requirement for uses abutting a lot used or planned for residential purposes. Reduce the Rear yard requirement to 10' for uses abutting a lot used or planned for residential purposes.
4-805(F)(1)	Lot Requirements: Other Yard Requirements: Adjacent to Roads	
	Except where a greater setback is required by Section 5-900, no building shall be permitted closer than thirty five (35) feet to any road and no parking shall be permitted closer than twenty five (25) feet to the right-of-way from any road. No outdoor storage, areas for collection of refuse, or loading space shall be permitted in such setbacks.	Buildings along Type A & B Streets will be setback a maximum of 20 feet from the back of curb. Buildings along Type C Streets will be setback a maximum of 25 feet from the back of curb. Buildings along Type D Streets will be setback a maximum of 20 feet from the back of curb. Off street parking along Type A Streets will be setback a minimum of 25 feet from the back of curb. Off street parking along Type B Streets will be setback a minimum of 20 feet from the back of curb. Off street parking along Type C Streets will be setback a minimum of 15 feet from the back of curb. For the purposes of this Modification Structured Parking will be treated as parking. In cases where the Mass Transit Facility and Commuter Parking Lot and/or open spaces such as plazas, courtyards, greens, and other outdoor gathering places about the street, buildings will not be subject to the maximum setback requirement. The maximum building setback will apply to the ground floor level only. Levels above the ground floor may be terraced or setback in accordance with the Design Guidelines Urban Center Building Development standards.
4-806(A)	Building Requirements: Lot Coverage	
	No requirement within Town Center Core; .70 maximum with Town Center Fringe.	Allow up to .90 maximum Lot Coverage in areas of the Town Center Fringe within TC-1 & TC-2.
4-806(B)	Building Requirements: Building Height	
	Sixty (60) feet in the Town Center Core, forty (40) feet maximum in the Town Center Fringe, except that the towers and/or steeples of civic buildings may be erected to a maximum height of 100 feet if the building is set back from public streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in a ddition to each of the required minimum yard dimensions, a distance of not less than2 feet for each 1 foot of height that exceeds the 35-foot limit.	Permit a maximum building height of up to 200 feet within the Town Center Core, a maximum building height of up to 135 feet within the TC-1 and TC-2 Fringe, and a maximum building height of up to 60 feet within TC-3 without any additional building setbacks.
4-807(A)	Land Assembly Requirements	
	The maximum Size of the Town Center Core shall be twenty (20) acres.	Permit the size of the Town Center Core to increase to approximately 24.5 acres as shown on the Concept Development Plan. The total acreage of the Town Center Core is approximate and may change due to final R.O.W location for redesigned Dulles Center Blvd.
4-807(B)	Land Assembly Requirements	
	The maximum distance from one boundary of the Town Center Core to the farthest boundary shall not exceed 1,200 feet.	Allow a maximum distance of 1,500 feet from one boundary of the Town Center Core to the farthest boundary.
4-807(C)	Land Assembly Requirements	
	The maximum distance from one boundary of the entire Town Center to the farthest boundary shall not exceed 2,500 feet.	Allow a maximum distance of 3,200 feet from one boundary of the Town Center to the farthest boundary.
4-808(B)	Land Use Arrangement and Use Limitations	
	The perimeter of a full block should generally range from 1,400 to 1,600 feet measured at the property (right-of-way) line.	The perimeter of a full block should generally range from 1,400 to 2,000 feet measured at the curb. Blocks including structured parking shall have have a maximum perimeter of 3,000 measured at the curb.
4-808(C)	Land Use Arrangement and Use Limitations	
	Each block in the Town Center should be designed to include an alley.	Alleys will not be required in each block of the Town Center. Alleys will be provided in blocks as necessary to ensure safe vehicular access, loading, and emergency vehicle access to all areas of the Town Center.
4-808(E)	Land Use Arrangement and Use Limitations	
	At least seventy (70) percent of the total of all block frontages within the Town Center Core shall be occupied by pedestrian oriented businesses on the ground floor, preferably retail stores and shops.	At least seventy (70) percent of the total of all Type A & B block frontages within the Town Center Core shall be occupied by pedestrian oriented businesses on the ground floor, preferably retail stores and shops. At least forty (40) percent of the total of all Type A & B block frontages within TC-1 and TC-2 Fringe and the total of Type C block frontages along Hadley's Park within TC-2 Fringe shall be occupied by pedestrian oriented businesses on the ground floor, preferably retail stores and shops. Block frontage at the Mass Transit Facility and Commuter Parking Lot and/or open spaces such as plazas, courtyards, greens, and other outdoor gathering places will be excluded from this calculation.
4-808(F)	Land Use Arrangement and Use Limitations	
	A minimum of (25%), maximum of fifty (50%) of the total land area within the Town Center shall be residential use.	Allow a minimum of (20%) of the total land area within the Town Center to be residential use.
4-808(H)	Land Use Arrangement and Use Limitations	
	At least (10%) of all land within the Town Center shall be for civic uses, such as government offices, public meeting halls, libraries, art galleries or museums, post office, churches, and like uses which generate pedestrian activity and act as visual focal points.	At least (6%) of all land within the Town Center shall be for civic uses such as but not limited to the Mass Transit Facility and Commuter Parking Lot, Covered Amphitheater, Community Center, Public Plaza, & Sheriff Substation.
4-808(K)	Land Use Arrangement and Use Limitations	
	Sidewalks shall be provided adjacent to all streets. Such sidewalks shall be at least eight (8) feet wide within the Town Center Core and at least five (5) feet wide with the Town Center Fringe.	Sidewalks shall be provided adjacent to all streets. Such sidewalks shall be at least eight (8) feet wide along Type A & B Streets and at least five (5) feet wide within the remainder the Town Center.

MODIFICATIONS - ZONING ORDINANCE continued

ZO Section	Zoning Ordinance Regulation	Modification
5-600	Additional Regulations for Specific Uses	
5-6-11(B)(2)	Hotel / Motel; Site Development Criteria	
	Hotel/Motel uses shall be seperated from agricultural, residential, or institutional uses by a landscape buffer with a minimum width of 100 feet, or the minimum width required by Section 5-1400 of Revised 1993 Ordinance, whichever is greater.	Waive the requirement for a 100 foot width landscape buffer between Hotel/Motel uses and agricultural, residential, or institutional uses in the Town Center, Landbays TC-1 & TC-2.
5-900	Access & Setback From Specific Roads and the W&OD Trail	
5-900(A)(10)	Building and Parking Setbacks From Roads: Other Major Collector Roads	
	(a) Building: 75 feet (b) Parking: 35 feet	Within Landbay TC-1 allow for a minimum building and parking setback of 50' to City Center Blvd. Within Landbay CC-1 allow for a minimum building and parking setback of 25' to Atlantic Blvd.
5-900(A)(11)	Building and Parking Setbacks From Roads: All Other Roads in Nonresidential Districts	
	(a) Building: As specified in applicable district regulations. (b) Parking: 25 feet unless otherwise specified in applicable district regulations.	Building setbacks will be provided as specified in applicable district regulations unless otherwise modified. Parking setbacks will be 25 feet unless otherwise specified in applicable district regulations or otherwise modified.
5-1100	Off-Street Parking and Loading Requirements	
5-1102	Number of Parking & Loading Spaces Required: Table 5-1102; Office and Business Services	
	General Offices and Medical Offices Parking Spaces Required: 4/1000 SF of GFA for up to 30,000 SF; 3.3/1000 SF of GFA thereafter Loading Spaces Required: None for the first 30,000 SF then one/100,000 SF thereafter	Allow the required parking spaces for General Office use within the NRU-CFC Parcel (Tax Map 80(36) / PIN 028154517) and any future parcels created by subdivision to be to be provided per the following rate equivalent to the Loudoun County 1972 Zoning Ordinance Parking Standards. General Offices and Medical Offices Parking Spaces Required: 2.3/1000 SF of GFA. Loading Spaces Required: None for the first 30,000 SF then 1/100,000 SF thereafter
5-1400	Buffering and Screening	
5-1405(A)	Buffer Yards and Screening, General Provisions	
	Buffer yards and screening shall be provided in accordance with the Buffer Yard and Screening Matrix set forth in Section 5-1414(A), and in accordance with the provisions of this Section and Section 5-1406, 5-1407, and 5-1408 below.	No minimum buffer yard and screening shall be required within Landbays TC-1 & TC-2.

MODIFICATIONS - LAND SUBDIVISION & DEVELOPMENT ORDINANCE

1) THE LSDO REGULATIONS REFERENCED ON THIS SHEET ARE FROM THE LAND SUBDIVISION & DEVELOPMENT ORDINANCE OF LOUDOUN COUNTY EFFECTIVE ON DECEMBER 3, 2006.

LSDO Section	LSDO Regulation	Modification
Chapter 1245	Development Standards	
1245.01	Lots and Building Areas	
	Except where otherwise specifically provided for in these regulations or in the Zoning Ordinance, all lots shall front on an existing or recorded public streets dedicated by the subdivision plat and maintained or designed and built to be maintained by the Virginia Department of Transportation.	Permit lots to front on private streets in the PD-TC district.
1245.02	Private Access Easement Roads and Private Streets	
	Private access easement roads designed and constructed in accordance with the Facilities Standards Manual may serve as frontage in lieu of public streets for the following types of development lots: (1) Up to a maximum of seven (7) lots (a) Family Subdivisions [See Chapter 1243]. (b) Structures contained in a Historic Site (HS) District [See Section 6-1800, Zoning Ordinance]. (c) Cluster subdivisions in the A-10, Low Density Rural District. (d) Subdivisions in the A-10 Zoning Districts. (e) Subdivisions utilizing the Rural Hamlet Option or Countryside Hamlet Option. (f)Development in accordance with the provisions of the Rural Village Conservancy in the PD-RV District [See Section 4-1204, Zoning Ordinance]. (g) Lots created for use by LCSA, VDOT, municipal utilities, public utilities as defined in section 56-232 of the Virginia State Code, or public service corporation as defined in Section 56-1 of the Virginia State Code and meets the requirements of Section 5-621 [See Section 1-404(B)(2), Zoning Ordinance]. (h) Divisions as defined in Chapter 1241 of this Ordinance in the AR-1 and AR-2 Zoning Districts. (2) Up to a maximum of 25 lots. (a) Subdivisions in the AR-1, AR-2, RR-1, and RR-2 Zoning Districts.	Private access easement roads designed and constructed in accordance with the Facilities Standards Manual may serve as frontage in lieu of public streets in the PD-TC district.
1245.05(1)(b)	Street Improvements	
	The streets and roads shall be designed and constructed in accordance with the specifications of the Virginia Department of Transportation and the specifications of these regulations and the Facilities Standards Manual.	Permit construction of private streets, access easements, and alleys in accordance with the proposed modifications to the FSM standards.

MODIFICATIONS - FACILITY STANDARDS MANUAL

1) THE FSM REGULATIONS REFERENCED ON THIS SHEET ARE FROM THE FACILITY STANDARDS MANUAL OF LOUDOUN COUNTY ADOPTED ON JULY 1, 2002.

FSM Section	FSM Regulation	Modification
Chapter 4	Transportation	
4.330(B)	Private Roadway Standards: Category A Roadways: Table 1	
	Lane Width for Type A1-A5 roadways	Permit all Category A roadways within the Town Center to have a minimum lane width of 11' to allow for traffic calming techniques. Lane widths excluding parking shall be measured from the face of curb to face of curb.
4.400(B)(2)	Parking Geometric Standards: Geometrics	
	A minimum aisle width of 25 feet shall be maintained adjacent to buildings.	Permit a minimum aisle width of 22 feet adjacent to buildings within the Town Center.

ZONING MODIFICATIONS

REZONING AMENDMENT
DULLES TOWN
CENTER

ZMAP 2007-0001

POTOMAC ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

REVISION

DATE	NOTE	BY
3-06-07	Per LC Comments Dated 2-20-07	ZJH
7-23-08	Per LC Comments Dated 5-12-07	ZJH
3-13-09	Per LC Comments Dated 1-15-09	ZJH
8-10-09	Per LC Comments Dated 7-08-09	ZJH

DRAWN BY: ZJH
CHECKED BY: WEF
DATE: 1-17-07

SCALE:

